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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE January 13, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Mark Godfrey	FILE NO. TRACT 2574 S030062T
SUBJECT Request by Mark Godfrey for a Vesting Tentative Tract Map to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The proposed project is within the Residential Suburban land use category and is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Tract Map 2574 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 10, 2004 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, public services/utilities, recreation, wastewater, and water, and are included as conditions of approval.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-501-004	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: Limitation on use, adequate groundwater/sewage disposal system			
LAND USE ORDINANCE STANDARDS: Sec. 22.22.070 – Residential Suburban Subdivision Design			
EXISTING USES: Single-family residence, outbuildings			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban / residences South: Residential Suburban / residences East: Residential Suburban / residences West: Residential Suburban / residences			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, CDF, APCD, Lucia Mar, City of Arroyo Grande	
TOPOGRAPHY: Moderately to steeply sloping	VEGETATION: Native grasses, oak trees, manzanita
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: March 18, 2004

ORDINANCE COMPLIANCE:

Minimum Parcel Size
 Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on the topography of the site and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 2.5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is between 16 and 30%	2.5 acres
Water Supply and Sewage Disposal	On-site well On-site septic	2.5 acres

Quimby Fees
 Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees
 Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards
 The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

PLANNING AREA STANDARDS:
Section 22.106.030 Arroyo Grande Fringe Area Standards: Residential Suburban

New land divisions: Prior to acceptance of the land division application, the applicant shall demonstrate that adequate groundwater resources and individual sewage disposal systems can be accommodated on each parcel. The project meets this standard.

ENVIRONMENTAL DETERMINATION: A Botanical Survey (Althouse and Meade, Inc., July, 2003) conducted on the property identified two special status plant species, Well's manzanita (*Arctostaphylos wellsii*) and straight-awned spineflower (*Chorizanthe rectispina*), as occurring in patches on the property. The applicant has agreed to limit all future development to specific building envelopes, and prohibit future development in areas designated for the protection of these species. In addition, oak trees removed or impacted will be replaced at ratio of 4:1 and 2:1, respectively.

AGENCY REVIEW:

Public Works – Recommend approval with stock conditions.
Environmental Health - Preliminary evidence of water and ability to serve by septic.
Comprehensive water data required prior to map recordation for each proposed parcel.
County Parks - Quimby and Building permit fees
CDF - See attached fire safety plan
APCD – Inconsistent with Clear Air Plan
City of Arroyo Grande – Recommend denial due to excessive density and fire response.

LEGAL LOT STATUS:

The 1 lot was legally created by a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 10, 2004 for this project. Mitigation measures are proposed to address aesthetics, biological resources, geology and soils, public services/utilities, recreation, wastewater, and water, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single-family residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling on each proposed parcel.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project includes limitations on future development to areas inside the building envelopes shown on the map.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR TR 2574

Approved Project

1. Request by Mark Godfrey for a Vesting Tentative Tract Map to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Badger Canyon Lane and Fox Canyon Lane widened to complete an A-1 (rural) section fronting the property.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening purposes 10 feet along Badger Canyon Lane, to be described as 30 feet from the recorded centerline.
 - b. A 20 foot radius property line return at the intersection of Badger Canyon Lane and Fox Canyon Lane.
4. A private easement be reserved on the map for access to lots 4, 5, 6, and 7.
5. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

6. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Grading and erosion control plan for subdivision related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

7. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
8. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
9. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 - a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

10. Submit complete drainage calculations to the Department of Public Works for review and approval.
11. If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
12. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
13. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

14. Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal

saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system.

Soils Report

15. A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
16. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

17. Electric and telephone lines shall be installed ***underground or overhead***.
18. Cable T.V. conduits shall be installed in the street.
19. Gas lines shall be installed.
20. A 20 feet public utility easement on private property along all 20' wide public access easements, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

21. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Fire Protection

22. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
23. **Prior to final map recordation**, the project shall comply with the Fire Safety Plan from CDF dated September 9, 2003.

Parks and Recreation (Quimby) Fees

24. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map,

the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

25. **Prior to filing the final parcel or tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Other

26. **Prior to recordation of the final map**, the applicant shall submit a replanting plan, prepared by a qualified individual to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator's office. This plan shall show the approximate number of manzanita plants to be removed as a result of grading and site disturbance for construction of the access driveway and subdivision improvements. The plan shall also show the area and the number of manzanita to be replanted.
27. **Prior to recordation of the final map**, the applicant shall submit a replanting plan, prepared by a qualified individual to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator's office. This plan shall show the approximate area of straight-awned spineflower plants to be removed as a result of grading and site disturbance for construction of the access driveway and subdivision improvements. The plan shall also show the area and the number of straight-awned spineflower to be replanted.
28. **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on the tentative map on an additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes. In addition, all other activities including vegetation clearance, horse pens, and other similar uses must be conducted within the building envelopes shown for Lots 4, 5, 6, and 7. No soil disturbance or activities except passive recreation are allowed outside of the building envelopes on Lots 4, 5, 6, and 7, nor within designated open space on Lots 1, 2, and 3.
29. **Prior to recordation of the final map**, the applicant shall submit a drainage plan for the proposed access driveway with the subdivision improvement plans, for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
30. **Prior to recordation of the final map**, the applicant shall submit a sedimentation and erosion control plan for the proposed access driveway with the subdivision improvement plans for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can

include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.

31. **Prior to recordation of the final map**, the applicant shall submit a grading plan for the proposed access driveway with the subdivision improvement plans, which shows the amount of cut and fill and well as a practical plan and profile. This plan shall also show the existing trees with the number of trees to be removed and impacted.

Additional Map Sheet

32. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
 - b. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
 - c. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated September 9, 2003 from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
 - d. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
 - e. During grading/construction for the proposed subdivision improvements and construction, the applicant shall limit the manzanita (*Wells' manzanita* – [*Arctostaphylos wellsii*] removal to no more than is needed to install the proposed driveway and subdivision improvements. The applicant shall replace, in kind at a 2:1 ratio, all manzanita removed as a result of the development of the project. All other construction and grading activities shall avoid impacts to the remaining manzanita on the subject property. Prior to additional manzanita removal, sufficient cuttings shall be taken by a qualified nurseryman (familiar with native plants) for nursery propagation and replanting a comparable area on the subject property. Replanting density shall be one cutting at 8' on center. Prior to issuance of constructions permits, replanting area(s) shall be clearly shown on construction plans.

- f. Prior to commencement of any vegetation removal or grading work, all manzanita to remain within 25 feet of the project limits shall be staked and/or flagged for protection. These areas to be protected shall be shown on all applicable constructions plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.
- g. The newly planted manzanita shall be maintained until successfully established. This shall include protection (e.g. caging) from animals (e.g. deer, rodents), regular weeding, (minimum of once early Fall and once early Spring) of at least a three foot radius out from the plant and adequate watering (e.g. drip-irrigation system). Watering should be controlled so only enough is used to initially establish the manzanita, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.
- h. Once the new manzanita has been planted by a qualified individual familiar with native plants, and prior to final inspection of the grading permit, the applicant shall retain this individual (e.g. landscape contractor, arborist, nurseryman, botanist) to prepare a letter describing how and when the above planting and protection measures have been completed. This letter shall be submitted to the Environmental Coordinator for review and approval.
- i. During grading/construction for the proposed project, the applicant shall limit the straight-awned spineflower [*Chorizanthe rectispina*] removal to no more than is needed to install the proposed driveway and subdivision improvements. All other construction and grading activities shall avoid impacts to the remaining straight-awned spineflower on the subject property. Prior to additional straight-awned spineflower removal, sufficient cuttings shall be taken by a qualified nurseryman (familiar with native plants) for nursery propagation and replanting a comparable area on the subject property. Replanting density shall be one cutting at 8' on center. Prior to issuance of constructions permits, replanting area(s) shall be clearly shown on construction plans.
- j. The newly planted straight-awned spineflower shall be maintained until successfully established. This shall include protection (e.g. caging) from animals (e.g. deer, rodents), regular weeding, (minimum of once early Fall and once early Spring) of at least a three foot radius out from the plant and adequate watering. Watering should be controlled so only enough is used to initially establish the straight-awned spineflower, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.
- k. Once the new straight-awned spineflower has been planted by a qualified individual familiar with native plants, and prior to final inspection of the grading permit, the applicant shall retain this individual (e.g. landscape contractor, arborist, nurseryman, botanist) to prepare a letter describing how and when the above planting and protection measures have been completed. This letter shall be submitted to the Environmental Coordinator for review and approval.
- l. To minimize impacts to the sensitive habitat, the applicant agrees to the following during construction and for the life of the project:
 - i. All native vegetation removal shall be shown on all applicable grading/construction or improvement plans, and reviewed/approved by the County (Planning and Building Dept.) before any work begins.

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- ii. Vegetation removal of native habitat shall be limited to what is shown on the county-approved tentative tract map/additional map sheet.
- iii. Vegetation clearance for fire safety purposes shall be limited to the building envelopes established with the tentative tract map and minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).
- m. At the time of application for construction permits, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 25 feet above the existing ground surface.
- n. At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.
- o. At the time of application for construction permits, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the attached exhibit. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be located within the building site(s).
- p. Prior to final inspection of construction permit, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, the applicant shall plant, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 29 oak trees shall be removed as a result of the development of the project and no more than 29 additional oak trees shall be impacted, but not removed (as shown on the attached exhibit). Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- q. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- r. These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition,

- standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- s. Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
 - t. All oak trees identified to remain (see attached exhibit) shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g. pavement); disturbance of soil that impacts roots (e.g., tilling).
 - u. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches in diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.
 - v. Prior to issuance of construction permits, the applicant shall submit a supplemental drainage plan for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
 - w. Prior to issuance of construction permits, the applicant shall submit a supplemental sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
 - x. Prior to issuance of a grading or building permit, the applicant shall provide a written statement from the water purveyor that an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

Covenants, Conditions and Restrictions

33. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. On-going maintenance of drainage basin / adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
 - c. Maintenance of all local streets within the subdivision.
 - d. At the time of application for construction permits, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 25 feet above the existing ground surface.
 - e. At the time of application for construction permits, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning

and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.

- f. At the time of application for construction permits, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the attached exhibit. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be located within the building site(s).
- g. Prior to final inspection of construction permit, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, the applicant shall plant, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 29 oak trees shall be removed as a result of the development of the project and no more than 29 additional oak trees shall be impacted, but not removed (as shown on the attached exhibit). Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- h. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- i. These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- j. Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
- k. All oak trees identified to remain (see attached exhibit) shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g. pavement); disturbance of soil that impacts roots (e.g., tilling).
- l. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining

oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches in diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

- m. Prior to issuance of construction permits, the applicant shall submit a supplemental drainage plan for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
- n. Prior to issuance of construction permits, the applicant shall submit a supplemental sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
- o. Prior to issuance of a grading or building permit, the applicant shall provide a written statement from the water purveyor that an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

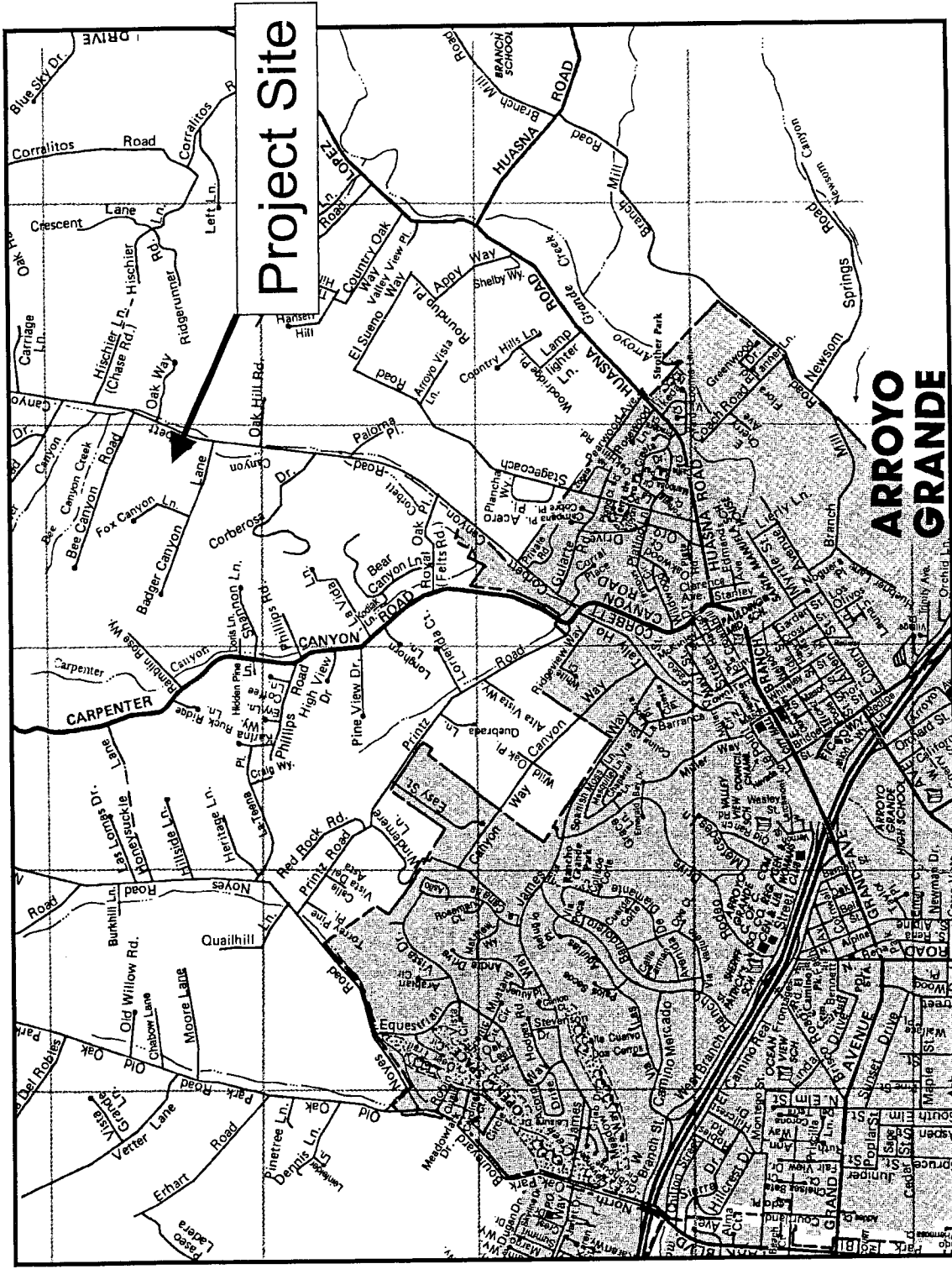
Miscellaneous

- 34. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 35. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
 - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
 - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
 - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions

- including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.
7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
 8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
 9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
 10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
 11. Required public utility easements shall be shown on the map.
 12. Approved street names shall be shown on the map.
 13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
 14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
 15. Any private easements on the property shall be shown on the map with recording data.
 16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
 17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
 18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
 19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.



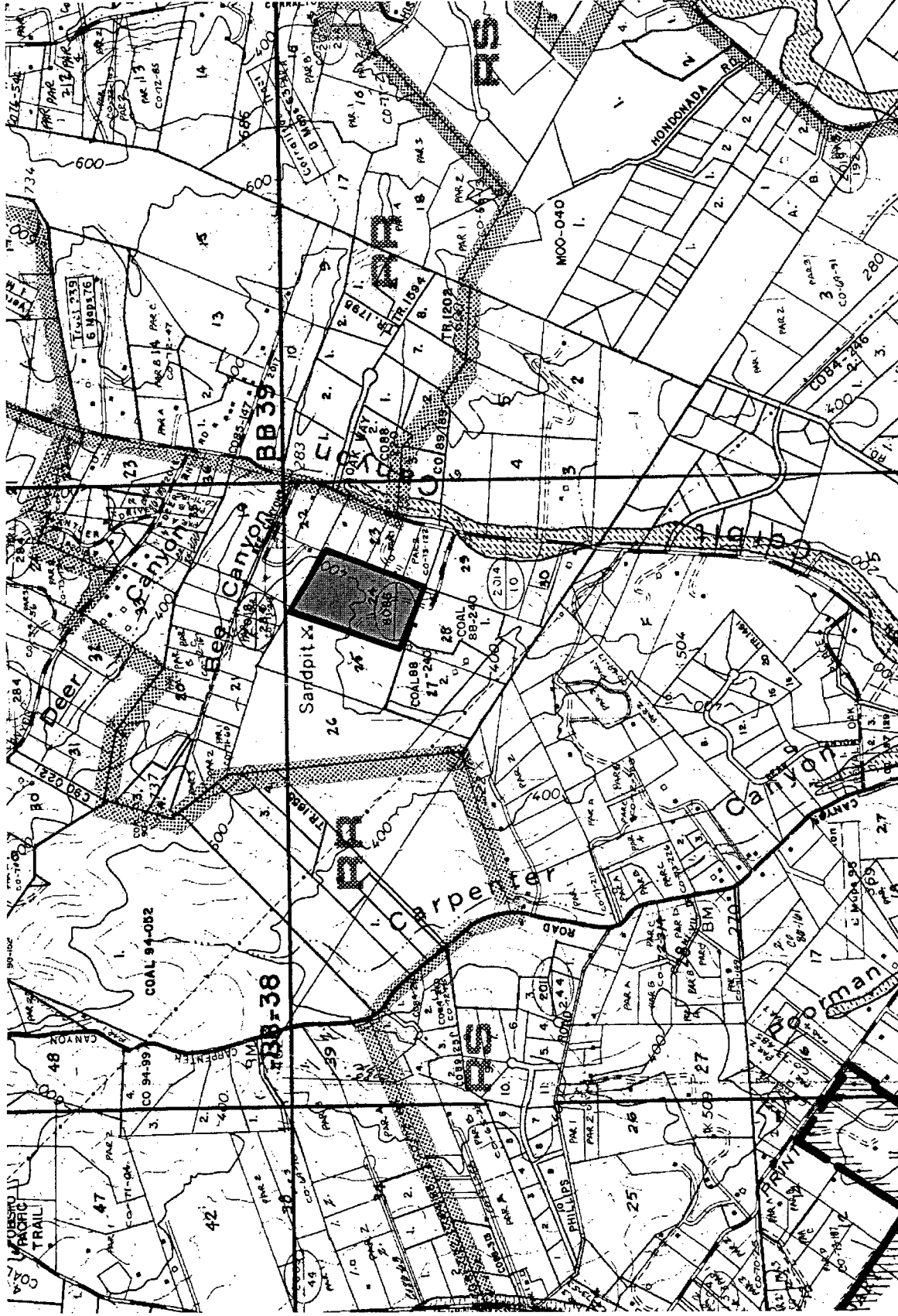
Project

Godfrey Tract Map TR-2574

Exhibit

Vicinity Map





Project

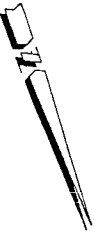
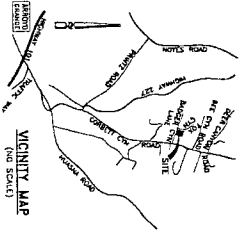
Godfrey Tract Map TR-2574

Exhibit

Land Use Map

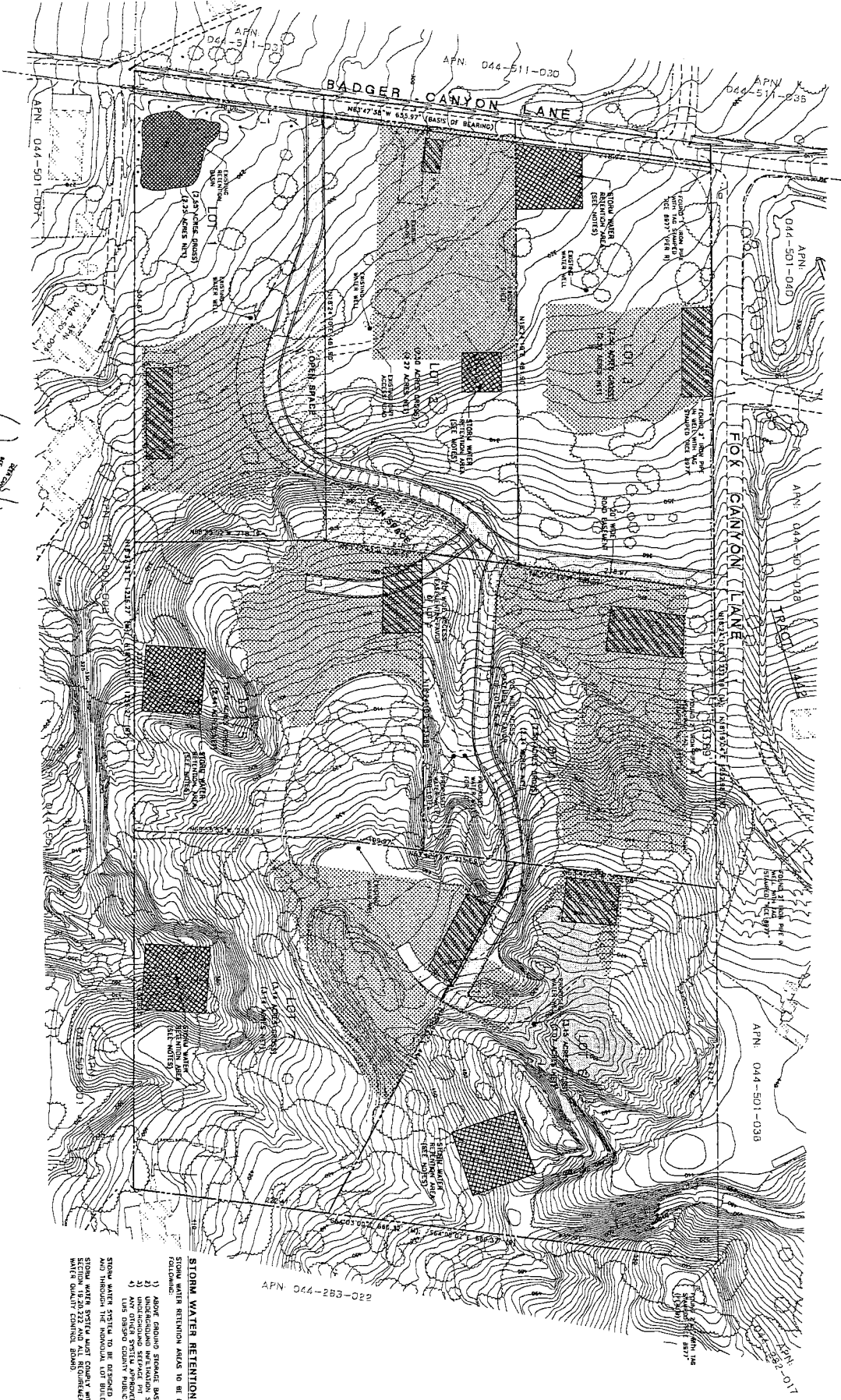
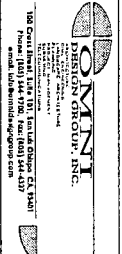
1-19

- LEGEND**
- BUILDING SITES
 - PROPOSED WETLAND BASIN AREA
 - PROPOSED OFFICE SPACE
 - PROPOSED STORM AREA



**WATER WELL, LEACH FIELD,
BUILDING ENVELOPE &
INFILTRATION EXHIBIT**

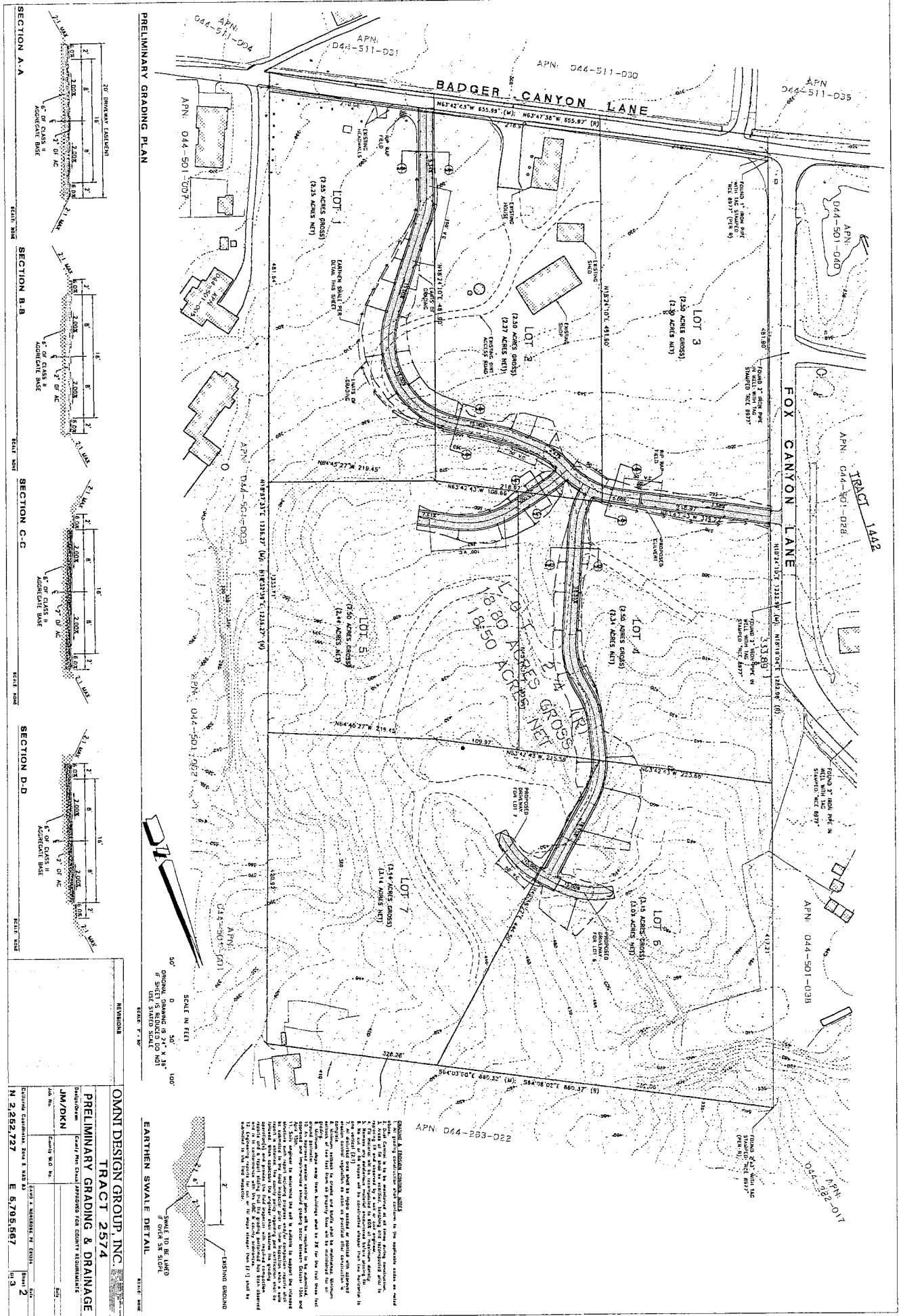
DATE: 08/01/04
DRAWN BY: JMK
SCALE: 1" = 50'

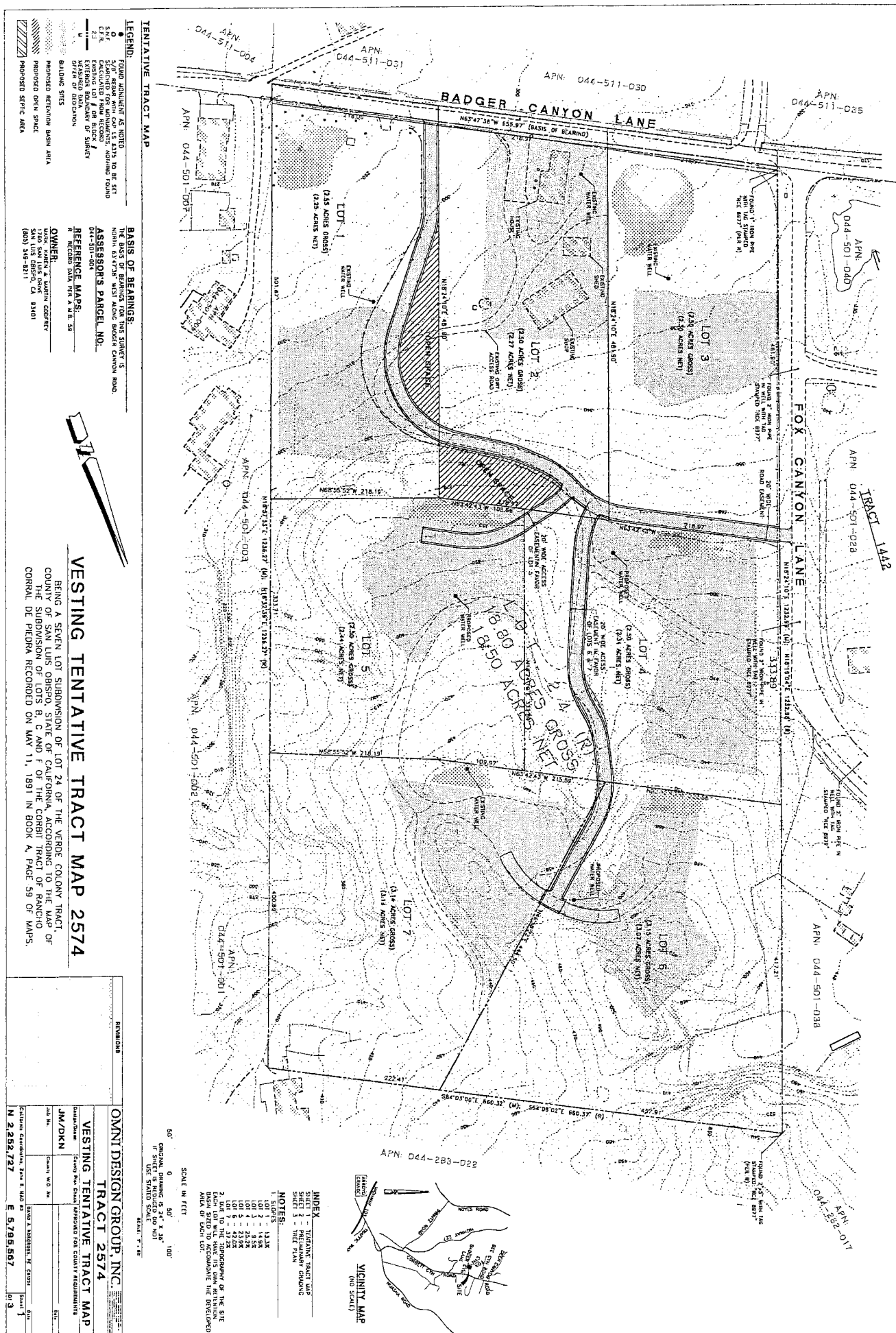


STORM WATER RETENTION NOTE:
STORM WATER RETENTION AREAS TO BE ONE OF THE FOLLOWING:

- 1) ABOVE GROUND STORAGE BASIN
- 2) UNDERGROUND STORAGE SYSTEM
- 3) ANY OTHER SYSTEM APPROVED BY THE SAN JOAQUIN COUNTY PUBLIC WORKS DEPARTMENT

STORM WATER SYSTEM TO BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE SAN JOAQUIN COUNTY PUBLIC WORKS DEPARTMENT SECTION 18.00.222 AND ALL REQUIREMENTS OF REGIONAL WATER QUALITY CONTROL BOARD





VESTING TENTATIVE TRACT MAP 2574

BEING A SEVEN LOT SUBDIVISION OF LOT 24 OF THE VERDE COUNTRY TRACT,
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF
THE SUBDIVISION OF LOTS B, C AND F OF THE CORRAL TRACT OF RANCHO
CORRAL DE PIEDRA RECORDED ON MAY 11, 1891 IN BOOK A, PAGE 59 OF MAPS.

REVISIONS

NO.	DESCRIPTION	DATE
1	INITIAL DESIGN GROUP, INC.	12/15/2010

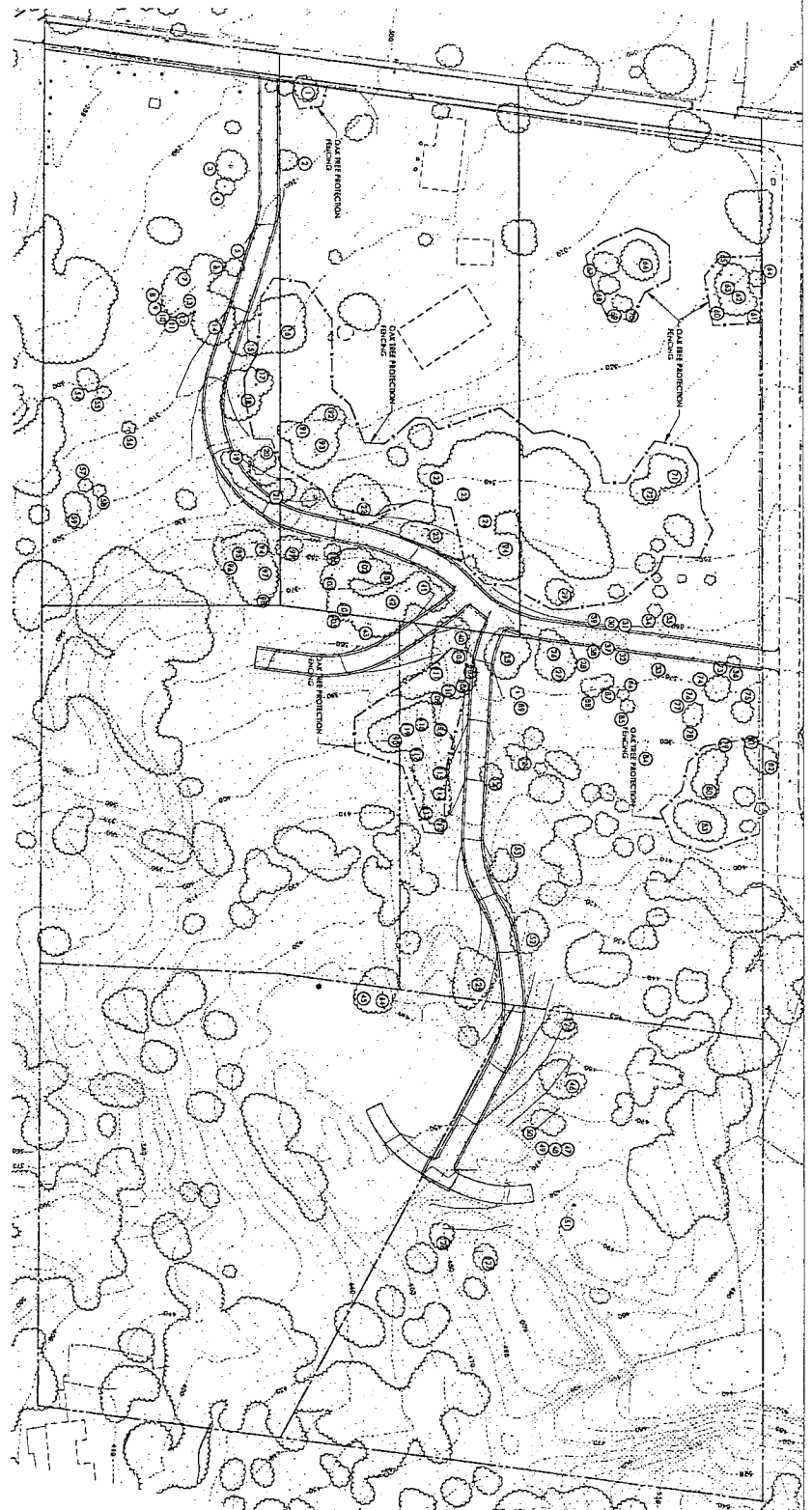
VESTING TENTATIVE TRACT MAP

TRACT 2574

(Facing Two Copies, Approved for County Requirements)

DRAWING NO.	DATE
JM/DKN	12/15/2010

COUNTY: CALIFORNIA DRAWN BY: J. M. DICKERSON CHECKED BY: J. M. DICKERSON DATE: 12/15/2010	SCALE: 1" = 60' SHEET: 1 OF 3
----------------------------------------------------------------------------------------------------	----------------------------------



Tree ID	Tree Species	Tree Size	Tree Location	Tree Protection Zone	Tree Protection Buffer	Tree Protection Area
1	Oak	12"	Northwest corner of existing building	10'	20'	30'
2	Oak	12"	Northwest corner of existing building	10'	20'	30'
3	Oak	12"	Northwest corner of existing building	10'	20'	30'
4	Oak	12"	Northwest corner of existing building	10'	20'	30'
5	Oak	12"	Northwest corner of existing building	10'	20'	30'
6	Oak	12"	Northwest corner of existing building	10'	20'	30'
7	Oak	12"	Northwest corner of existing building	10'	20'	30'
8	Oak	12"	Northwest corner of existing building	10'	20'	30'
9	Oak	12"	Northwest corner of existing building	10'	20'	30'
10	Oak	12"	Northwest corner of existing building	10'	20'	30'
11	Oak	12"	Northwest corner of existing building	10'	20'	30'
12	Oak	12"	Northwest corner of existing building	10'	20'	30'
13	Oak	12"	Northwest corner of existing building	10'	20'	30'
14	Oak	12"	Northwest corner of existing building	10'	20'	30'
15	Oak	12"	Northwest corner of existing building	10'	20'	30'
16	Oak	12"	Northwest corner of existing building	10'	20'	30'
17	Oak	12"	Northwest corner of existing building	10'	20'	30'
18	Oak	12"	Northwest corner of existing building	10'	20'	30'
19	Oak	12"	Northwest corner of existing building	10'	20'	30'
20	Oak	12"	Northwest corner of existing building	10'	20'	30'
21	Oak	12"	Northwest corner of existing building	10'	20'	30'
22	Oak	12"	Northwest corner of existing building	10'	20'	30'
23	Oak	12"	Northwest corner of existing building	10'	20'	30'
24	Oak	12"	Northwest corner of existing building	10'	20'	30'
25	Oak	12"	Northwest corner of existing building	10'	20'	30'

OMNI DESIGN GROUP, INC.
TRACT 2574
TREE PROTECTION PLAN
DATE: 10/1/2011
BY: [Signature]
SCALE: 1" = 10' (GRAPHIC SCALE)
N 235.727 E 57.95.667
SHEET 3 OF 3



1-23
County of San Luis Obispo • Pub. Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

October 16, 2003

Omni Design Group, Inc.
100 Cross Street, Suite 101
San Luis Obispo, CA 93401

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OCT 17 2003
Planning & Bldg

ATTN: DAVE MARCHELL
RE: TENTATIVE TRACT MAP 2574 (GODFREY)

Water Supply

This office is in receipt of onsite water information for the above noted project. Said information is considered satisfactory **preliminary** evidence of water. Prior to filing of the final map evidence of adequate potable water for each parcel shall be submitted to the Health Department. Complete chemical analysis, a pump test and well drillers log shall be submitted for review and approval prior to final map recordation.

Wastewater Disposal

Individual wastewater disposal systems, designed and constructed to meet County and State requirements, should adequately serve the parcels. Comprehensive soil testing, in the proposed area for septic system installation, will be required for each vacant parcel prior to map recordation. Be advised that the areas identified on the vesting tentative tract map for proposed septic system installation must be a minimum of 100' from water wells and 100' from proposed retention basin areas. Please provide a full size exhibit that shows the setback to both water wells and retention basin areas can be met.

Tract 2574 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
Brian Pedrotti, County Planning
Rosemary Sholders, Omni Design



1-24 16

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AUG 26 2003
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS
DEPARTMENT OF PUBLIC WORKS

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

August 25, 2003

FROM

Pub Works

FROM
TO

South County Team

(Please direct response to the above)

3030062T / TR 2574

Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION:

Subdivide into 7 parcels

Return this letter with your comments attached no later than:

Sept. 8, 2003

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND Approval - STOKES ATTACHED.

LOTS 6 & 7 EXCEED MAX DEED END ROAD LENGTH.

I HAVE ASKED FOR 10 FEET ADDITIONAL R/W - A CONCRETE DITCH RUNS DOWN THE SOUTH SIDE OF THE ROAD R/W, AN ADDITIONAL 10 ft WILL GIVE US 30 TO 35 FEET FOR ROAD STRUCTURE (PAVEMENT & NORTH SIDE DRAINAGE).

Date 30 SEP 2003

Name Goodwin

Phone 5252

Brian

1-25



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

September 9, 2003

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Tract Map Project # Tract 2574/Godfrey Trust

Dear South County Team,

9030062T

I have reviewed the referral for the tract map plans for the proposed seven parcel subdivision project located at 1523 Badger Canyon Ln., Arroyo Grande. This project is located approximately 10-12 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.

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SEP 10 2003

RECEIVED
SLO CO PLANNING & BLDG.

SEP 10 2003

SLO CO PLANNING & BLDG.

- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

RESIDENTIAL FIRE SPRINKLER SYSTEM

- As mitigation for dead-end roads, the County Fire Department requires that a fire sprinkler system be installed in each residence.
- The fire sprinkler system shall comply with National Fire Protection Association Pamphlet 13D.
- Three sets of plans shall be submitted to the County Building Departments.
- The installation of a fire sprinkler system could reduce the amount of emergency water storage to 2,500 gallons.

Water Supply

The following applies:

- ☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.
- ☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo

Gilbert R. Portillo
Fire Inspector

cc: Mr. Mark Godfrey, owner
Omni Design Group, Inc., agent

Drian



1-27
AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

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SEP 9 2003

Planning & Bldg

DATE: September 4, 2003

TO: South County Team
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise ~~MA~~
San Luis Obispo County Air Pollution Control District

SUBJECT: Godfrey Trust Parcel Split (S030062T/TR2574)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 1523 Badger Canyon Lane in Arroyo Grande. We have the following comments on the proposal.

This project, like many others, falls below our emissions significance thresholds and is therefore unlikely to trigger a finding of significant air quality impacts requiring mitigation. However, we are concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan, which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development.

The District understands that under the County's Land Use Ordinance parcels within the Residential Suburban category can be subdivided to a minimum lot size of one acre. We also recognize that there are significant human-interest issues that are difficult to overcome, such as the desire of some applicants to settle estate matters through property splits. However, we believe it is important to emphasize to decision makers that subdivision and future development on these, and similar rural parcels throughout the county allows a pattern of development to continue that is ultimately unsustainable in the long run. Such development cumulatively contributes to existing stresses on air quality, circulation and other natural and physical resources and infrastructure that cannot be easily mitigated. We do not support this type of development.

One possible solution to this dilemma is a workable Transfer Development Credit (TDC) Program, which would encourage more compact development in urban areas. We do believe, however, it is important to carefully select receiver and sender sites so the ultimate goal of increasing densities in urban areas is achieved. As currently structured, the TDC Program does not assure that receiver sites are located within or bordering the URL; therefore, promoting further growth in areas outside the URL. The District recommends changes to the TDC Program to assure long-term sustainable development.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

MAG/sll

H:\ois\plan\response\2775.doc



1-28

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: August 25, 2003
TO: City of Arroyo Grande
FROM: South County Team
(Please direct response to the above)

3030062T / TR 2574
Project Name and Number

Development Review Section (Phone: 781- 788-2009)

PROJECT DESCRIPTION: Subdivide into 7 parcels

Return this letter with your comments attached no later than: Sept. 8, 2003

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

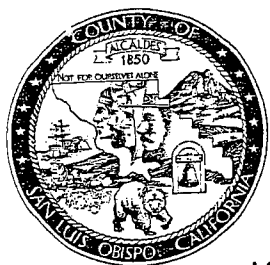
PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Site is steep slopes (particularly proposed lots 4, 5, 6 & 7). It is also a long way from nearest CDF/County fire station and should be zoned Rural Residential not Residential Suburban. The appropriate lot size in this situation is a minimum of 1.5 ac/5 ac. NOT 1/2. 5 ac Oaks and brush + Slopes = Fire danger. City will recommend denial due to excessive density & fire response problem.
4735420
Date: 9/11/03 Name: Rob Strain Phone: 4735420
for 9/11/03 Community Development Director
City of Arroyo Grande

1-29

16



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Pg 695:B7

VICTOR HOLANDA, AICP
DIRECTOR

Arroyo Grande

THIS IS A NEW PROJECT REFERRAL

RECEIVED

AUG 28 2003

Planning & Bldg

DATE:

~~August 25, 2003~~ 8/27/03

From:

Parks & Rec.

To:

South County Team

FROM:

(Please direct response to the above)

SO30062T / TR 2574
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION:

Subdivide into 7 parcels

Return this letter with your comments attached no later than:

Sept. 8, 2003

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Applicant shall pay Quimby and applicable Building Division fees.

8/27/03

Date

Jan Di Leo

Name

4089

Phone

1-30

1-31



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (BP)

ENVIRONMENTAL DETERMINATION NO. ED03-232

DATE: December 30, 2004

PROJECT/ENTITLEMENT: Godfrey Tract Map S030062T/ TR 2574

APPLICANT NAME: Mark Godfrey

ADDRESS: 1760 San Luis Drive, San Luis Obispo, CA 93401

CONTACT PERSON: Same as applicant

Telephone: 805-459-2811

PROPOSED USES/INTENT: Request by Mark Godfrey to subdivide an existing 19.2-acre parcel into seven parcels ranging from 2.50 to 3.15 acres each, for the sale and/or development of each proposed parcel.

LOCATION: The project is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, approximately 600 feet west of Corbett Canyon Road, 1.4 miles northeast of the City of Arroyo Grande, in the San Luis Bay (Inland) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on January 13, 2004

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Brian Pedrotti

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

1-32



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Godfrey Tentative Tract Map S030062T (TR-2574)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|----------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation. |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

BRIAN PEOROTT Brian Peorott 11/10/04
Prepared by (Print) Signature Date

Steven McMaster Steven McMaster Ellen Carroll,
Reviewed by (Print) Signature (for) Environmental Coordinator 11/10/04
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Mark Godfrey for a tract map to subdivide of an existing 19.2-acre parcel into seven parcels between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The project is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, in the San Luis Obispo (Inland) planning area.

ASSESSOR PARCEL NUMBER(S): 044-501-004
SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo (Inland) - Rural.

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): None

EXISTING USES: Single family residence, outbuildings

TOPOGRAPHY: Moderately to steeply sloping

VEGETATION: Native grasses, oak trees, manzanita

PARCEL SIZE: 19.2 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban/ residences

East: Residential Suburban / residences

South: Residential Suburban / residences

West: Residential Suburban / residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located on the corner of Badger Canyon Lane and Fox Canyon Lane, which are local roads. Corbett Canyon Road runs in a north-south direction perpendicular to Badger Canyon Lane. Surrounding topography in the area is characterized by steep hills vegetated primarily with oak trees and chaparral. The area is primarily Rural Residential and Residential Suburban with scattered residences on predominantly three to five-acre parcels.

Impacts. The proposed subdivision will result in seven new parcels of approximately 2.5 acres each, with larger parcels of approximately 3.15 acres each on the higher elevations of the site. Proposed building envelopes for the upper portions of proposed parcels 5, 6, and 7 are situated on elevations which are not anticipated to result in future residences silhouetting against the horizon. However, future residences will be visible from Corbett Canyon Road and surrounding hillsides. The applicant provided site photographs with scaled heights of proposed structures on these lots which indicated that significant existing landscaping would minimize potential visual impacts from public view.

Mitigation/Conclusion. To maintain the rural character of the area, the following measures are proposed to significantly reduce potential impacts: use of darker exterior building materials, limiting the height of the structure(s), and limiting the location of structures. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential visual impacts to insignificant levels.

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Corralitos Sand & Gaviota Sandy Loam. As described in the NRCS Soil Survey, this soil is considered Class VI & VII for "non-irrigated" soil, and Class IV & NA for "irrigated" soil. There are no agricultural uses on the subject property or neighboring properties.

Impact. The property is not under an agricultural preserve contract and consists primarily of non-prime Class IV, VI, and VII soils. The property has fairly steep slopes, which would not be conducive to most agricultural uses, and is zoned for low-density residential uses. The proposed subdivision is consistent with the land use category and existing development patterns and is not anticipated to conflict with any existing agricultural uses.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project will generate approximately 70 vehicle trips daily. Future grading for residential development will result in both short-term vehicle emissions and the creation of dust during construction.

The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). The APCD response identified (see attached), that the project is inconsistent with CAP land use strategies. The APCD Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. This development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the small number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Mitigation/Conclusion. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting mitigation. Therefore, no mitigation measures beyond what is required by ordinance are necessary and the potential impacts are considered less than significant.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The property is within the following habitats: Urban or Built-up Land & Coastal Oak Woodland . The Natural Diversity Database (2002) identified the following sensitive species or habitats within close proximity of the proposed project: Pismo Clarkia (*Clarkia speciosa ssp. immaculata*) & San Luis Mariposa Lily (*Calochortus obispoensis*).

A Botanical Assessment (Althouse and Meade, Inc., July, 2003) was conducted to determine the presence and extent of special-status plant species. The project site contains a variety of trees including coast live oak, Monterey pine, and eucalyptus. The majority of the site is dominated by maritime chaparral, grasses and forbs. Pismo Clarkia or San Luis Mariposa Lily were not found on the site. Two special status plant species were found during the botanical assessment, including Well's manzanita (*Arctostaphylos wellsii*) and straight-awned spineflower (*Chorizanthe rectispina*).

Both species are listed with a California Native Plant Society rating of 1B, indicating that they are rare throughout their range, and judged to be vulnerable under present circumstances.

Impact. The proposed project includes development of residential uses, access road/driveways, and road improvements to Badger Canyon Lane and Fox Canyon Lane. The building sites will impact areas identified as containing Well's manzanita and straight-awned spineflower. The location of the proposed access road and driveway will be the primary factor on oak tree impacts. All construction activities, structures, and septic systems must be located entirely within the building envelopes shown for all lots. In addition, all other activities including vegetation clearance, horse pens, and other similar uses must be conducted within the building envelopes shown for Lots 4, 5, 6, and 7 and areas outside of the designated open space on Lots 1, 2, and 3 due to the presence of biological resources.

Mitigation/Conclusion. The project will be required to incorporate mitigation measures to reduce biological resource impacts to less than significant levels. Replacement oak trees will be required to be planted for all removed (4:1 ratio) and impacted oak trees (2:1 ratio) having a six inch diameter or larger at four feet from the ground. Any removal of Well's manzanita will require replacement at a 2:1 ratio as outlined in the developer's statement. Removal of straight-awned spineflower will require replanting of areas at an area ratio of 2:1 on designated open space areas. As stated above, all construction activities, structures, and septic systems must be located entirely within the building envelopes shown for all lots. In addition, all other activities including vegetation clearance, horse pens, and other similar uses must be conducted within the building envelopes shown for Lots 4, 5, 6, and 7 and areas outside of the designated open space on Lots 1, 2, and 3 due to the presence of biological resources.

Based on the above discussion, impacts on biological resources are considered to be less than significant.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property lies within territory historically occupied by the Obispeno Chumash. A number of archaeological sites have been found in the Arroyo Grande and Oceano areas.

Impacts. A Phase 1 (surface survey) was conducted (Gibson; May 2003) to determine the existence of archaeological/cultural resources on the site. Though there are archeological resources in the Arroyo Grande and Oceano areas, no resources were identified on the subject property as a result of the Phase 1 survey. The existing structures on the property would not be considered historic.

Mitigation/Conclusion. No mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Geology. The topography of the project ranges from (nearly level to moderately sloping to the east). The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. Several capable faults run in a northwesterly direction, approximately 1.3 mile northeast of the project. There is no evidence that measures above what will already be required by ordinance are needed. The project is not within a known area containing serpentine rock.

Drainage. An unnamed creek runs parallel to the eastern border of the property, approximately 800 feet away. The area proposed for development is outside of the 100-year Flood Hazard designation.

As described in the NRCS Soil Survey, these soils are very poorly to well-drained. No specific measures above what will already be required by ordinance are considered necessary.

Sedimentation and Erosion. The soil types include: Corralitos Sand & Gaviota Sandy Loam. As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility and has a low shrink-swell characteristic. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation.

Impacts. Erosion of graded areas and discharge of sediment down gradient will likely result, if adequate temporary and permanent measures are not taken before, during and after vegetation removal and grading. If not properly mitigated, these impacts both on the project site and within the surrounding areas may be significant.

A sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance sec. 22.05.036) and incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. Implementation of the sedimentation and erosion control plan will reduce potential sedimentation and erosion impacts to less than significant levels.

Mitigation/Conclusion. The attached developers statement requires a drainage plan and sedimentation/erosion control plan prior to issuance of construction permits. The drainage plan shall show drainage directed away from existing oak trees to avoid impacts to the trees. Incorporation of these measures shall reduce the potential for impact to a level of insignificance.

7.	HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	<i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located in an area designated as a High Fire Severity Zone, and is located within the 15-minute response time area. The plan was reviewed by CDF/County Fire, which recommended specific fire safety measures including sprinkler systems for each residence, a water

storage tank with residential fire connection, and fuel modification breaks. These measures will reduce the safety impacts to a level of insignificance. The project is not expected to conflict with any regional evacuation plan.

The City of Arroyo Grande has recommended denial of the project due to concerns with density and fire response issues. They have indicated that the nearest CDF/County fire station is far from the project. The project is located approximately 8 miles from the nearest CDF/County fire station on the south side of the City of San Luis Obispo, which is sufficient to provide the appropriate response time.

Mitigation. No additional mitigation measures beyond what is required by ordinance or code are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property is located in a rural area, west of Corbett Canyon Road. The current noise levels in this area do not exceed the County Noise Element thresholds.

Impacts. Future potential construction of single-family residences are not expected to increase the ambient noise levels in the area, although as with all construction activities, use of heavy machinery is expected to create a temporary increase in noise levels in the immediate area. The subdivision of property will not generate, nor is it exposed to significant stationary or transportation-related noise sources; therefore, no significant noise impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed subdivision will result in the creation of seven new lots, which could be developed with seven single-family dwelling units in the future. The subdivision will not induce substantial growth in the area. No housing will be displaced. The project will not result in the need for a significant amount of new housing. Future potential development of seven single-family dwellings will not result in use of a substantial amount of fuel or energy.

Mitigation/Conclusion. The project will not result in a need for a significant amount of new housing, and will not displace existing house. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The closest CDF fire station is the San Luis Obispo Airport Station, which is about 8 miles from the proposed project. The closest Sheriff substation is in Oceano, which is about 8 miles from the proposed project. No significant project-specific impacts to utilities or public services were identified.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project in and of itself will not create a significant need for additional park or recreational resources. The project, along with others in the area, will have a cumulative impact on recreational facilities.

Mitigation. The "Quimby fee" will adequately mitigate the project's cumulative impact on recreational facilities.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts - The project site is located on the northeast corner of Badger Canyon Lane and Fox Canyon Lane. Both are local paved roads, and project access will be off an access road that intersects each road. Future development of the seven residential parcels is estimated to generate a total of 70 daily vehicle trips. County Public Works will require the developer to construct Badger Canyon Lane and Fox Canyon Lane to A-1 (rural) standard, which will include a dedication of 10 additional feet of right-of-way on Badger Canyon Lane.

Mitigation/Conclusion – Since no significant impacts were identified, no specific traffic-related mitigation measures are necessary.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is Corralitos Sand & Gaviota Sandy Loam.

Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include: Depth to Rock, Excessive Slope, and Poor filtering.

- **poor filtering characteristics** due to the very permeable soil; the permeable soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as soil borings at leach line locations, to show that there will be adequate separation.
- **shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater

source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as soil borings at leach line locations, to show that there will be adequate distance between leach line and bedrock.

- **steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent; to achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.

The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) that contains soil that does not remain in a saturated condition for any length of time. Otherwise, special engineering will be required to provide this separation. Prior to building permit approval, it must be shown to the satisfaction of the county that future leach lines of a new septic system show that at least a 5' separation will exist between the bottom of the trench and the top of the high groundwater area. An engineered system may be required to achieve Basin Plan requirements.

Impact. The project proposes to use on-site septic systems to handle wastewater effluent. Based on general knowledge of the area and the response received from the Environmental Health Division, it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source. Based on information from the Environmental Health Division, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent. New leach lines should be located on slopes that are less steep to avoid day-lighting of effluent. Percolation tests were performed for each individual lot, excluding the lot with the existing single-family residence. Average percolation rates for five of the lots were within the acceptable range. Lot 5 had an average percolation rate of over 60 minutes/inch, and therefore an engineered septic system will be required for this lot.

Mitigation/Conclusion. Prior to final inspection of the wastewater system, the applicant will need to show compliance with the Central Coast Basin Plan, which should provide adequate measures to reduce potential impacts to less than significant levels. In addition to following the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit as follows: soil borings at leach line location showing that there is adequate separation, or if inadequate separation, plans for an engineered wastewater system that shows how the basin plan criteria can be met as required by Title 19, Building and Construction Ordinance.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact/Setting – Water Supply. The project proposes to use on-site wells as its water source. Based on the project description, as shown below, a reasonable “worst case” indoor water usage would likely be about 12.39 acre-feet/year (afy):

7 residential lots (w/ primary & secondary (or 1.44 afy + 0.33 afy) X 7 lots = 12.39 afy
Source: “City of Santa Barbara Water Demand Factor & Conservation Study ‘User Guide’” (Aug., 1989)

The County Environmental Health Division has reviewed the proposed project and recommended stock conditions of approval for individual wells and on-site septic systems. In addition, comprehensive water data will be required for both parcels, which will include a well completion report, pump test, and complete chemical analysis.

Impact/Setting - Surface Water Quality. The topography of the site is gently to steeply sloping. There are no creeks or streams within ½ mile of the project site. No additional measures beyond a drainage and sedimentation and erosion control plan prior to the issuance of construction permits are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

Mitigation/Conclusion. To assure that adequate water will be available for the proposed development, the project will be subject to County’s Title 19 (Building and Construction Ordinance, Sec. 19.20.238), which states that no grading or building permit shall be issued until either the water purveyor provides a written statement that potable water service will be provided (community systems), or an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts -The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with appropriate documents.

Mitigation/Conclusion - No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	Attached
<u>X</u>	County Environmental Health Division	Attached
<u>X</u>	County Agricultural Commissioner's Office	Attached
—	County Airport Manager	Not Applicable
—	Airport Land Use Commission	Not Applicable
<u>X</u>	Air Pollution Control District	Attached
—	County Sheriff's Department	Not Applicable
—	Regional Water Quality Control Board	Not Applicable
—	CA Coastal Commission	Not Applicable
—	CA Department of Fish and Game	Not Applicable
<u>X</u>	CA Department of Forestry	Attached
—	CA Department of Transportation	Not Applicable
<u>X</u>	Other <u>City of Arroyo Grande</u>	Attached
<u>X</u>	Other <u>Lucia Mar Unified</u>	None
<u>X</u>	Other <u>County Parks & Recreation</u>	Attached

* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("✓") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>✓</u> Project File for the Subject Application	— — Area Plan and Update EIR
<u>County documents</u>	— — Circulation Study
— Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
— Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
— Coastal Policies	<u>✓</u> Areas of Special Biological Importance Map
<u>✓</u> Framework for Planning (Coastal & Inland)	<u>✓</u> California Natural Species Diversity Database
<u>✓</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation, Historic and Esthetic Elements)	<u>✓</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
<u>✓</u> Housing Element	<u>✓</u> Regional Transportation Plan
<u>✓</u> Noise Element	<u>✓</u> Uniform Fire Code
— Parks & Recreation Element	<u>✓</u> Water Quality Control Plan (Central Coast Basin – Region 3)
<u>✓</u> Safety Element	
<u>✓</u> Land Use Ordinance	
<u>✓</u> Real Property Division Ordinance	
— Trails Plan	
— Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

- ***Phase 1 Archaeological Survey, Robert O. Gibson (May 28, 2003)***
- ***Botanical Assessment, Althouse & Meade, Inc. (July 2003)***
- ***Soils Engineering Report, GeoSolutions, Inc. (July 9, 2003)***
- ***Percolation Testing Evaluation, GeoSolutions, Inc. (July 14, 2003)***

Exhibit B - Mitigation Summary Table

Aesthetics

- VS-1 **At the time of application for construction permits**, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project plans. New development shall not exceed 25 feet above the existing ground surface.
- VS-2 **At the time of application for construction permits**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys, etc. and darker green, grey, slate blue, or brown colors for the roof structures.

Biological Resources

- BR-1 **Prior to recordation of the final map**, the applicant shall submit a replanting plan, prepared by a qualified individual to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator's office. This plan shall show the approximate number of manzanita plants to be removed as a result of grading and site disturbance for construction of the access driveway and subdivision improvements. The plan shall also show the area and the number of manzanita to be replanted.
- BR-2 **During grading/construction for the proposed subdivision improvements and construction**, the applicant shall limit the manzanita (Wells' manzanita – [*Arctostaphylos wellsi*]) removal to no more than is needed to install the proposed driveway and subdivision improvements. The applicant shall replace, in kind at a 2:1 ratio, all manzanita removed as a result of the development of the project. All other construction and grading activities shall avoid impacts to the remaining manzanita on the subject property. Prior to additional manzanita removal, sufficient cuttings shall be taken by a qualified nurseryman (familiar with native plants) for nursery propagation and replanting a comparable area on the subject property. Replanting density shall be one cutting at 8' on center. Prior to issuance of constructions permits, replanting area(s) shall be clearly shown on construction plans.
- BR-3 **Prior to commencement of any vegetation removal or grading work**, all manzanita to remain within 25 feet of the project limits shall be staked and/or flagged for protection. These areas to be protected shall be shown on all applicable constructions plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.
- BR-4 The newly planted manzanita shall be maintained until successfully established. This shall include protection (e.g. caging) from animals (e.g. deer, rodents), regular weeding, (minimum of once early Fall and once early Spring) of at least a three foot radius out from the plant and adequate watering (e.g. drip-irrigation system). Watering should be controlled so only enough is used to initially establish the manzanita, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.

- BR-5 Once the new manzanita has been planted by a qualified individual familiar with native plants, and prior to final inspection of the grading permit, the applicant shall retain this individual (e.g. landscape contractor, arborist, nurseryman, botanist) to prepare a letter describing how and when the above planting and protection measures have been completed. This letter shall be submitted to the Environmental Coordinator for review and approval.
- BR-6 **Prior to recordation of the final map**, the applicant shall submit a replanting plan, prepared by a qualified individual to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator's office. This plan shall show the approximate area of straight-awned spineflower plants to be removed as a result of grading and site disturbance for construction of the access driveway and subdivision improvements. The plan shall also show the area and the number of straight-awned spineflower to be replanted.
- BR-7 During grading/construction for the proposed project, the applicant shall limit the straight-awned spineflower [*Chorizanthe rectispina*] removal to no more than is needed to install the proposed driveway and subdivision improvements. All other construction and grading activities shall avoid impacts to the remaining straight-awned spineflower on the subject property. Prior to additional straight-awned spineflower removal, sufficient cuttings shall be taken by a qualified nurseryman (familiar with native plants) for nursery propagation and replanting a comparable area on the subject property. Replanting density shall be one cutting at 8' on center. Prior to issuance of constructions permits, replanting area(s) shall be clearly shown on construction plans.
- BR-8 The newly planted straight-awned spineflower shall be maintained until successfully established. This shall include protection (e.g. caging) from animals (e.g. deer, rodents), regular weeding, (minimum of once early Fall and once early Spring) of at least a three foot radius out from the plant and adequate watering. Watering should be controlled so only enough is used to initially establish the straight-awned spineflower, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.
- BR-9 Once the new straight-awned spineflower has been planted by a qualified individual familiar with native plants, and prior to final inspection of the grading permit, the applicant shall retain this individual (e.g. landscape contractor, arborist, nurseryman, botanist) to prepare a letter describing how and when the above planting and protection measures have been completed. This letter shall be submitted to the Environmental Coordinator for review and approval.
- BR-10 To minimize impacts to the sensitive habitat, the applicant agrees to the following during construction and for the life of the project:
- All native vegetation removal shall be shown on all applicable grading/construction or improvement plans, and reviewed/approved by the County (Planning and Building Dept.) before any work begins.
 - Vegetation removal of native habitat shall be limited to what is shown on the county-approved tentative tract map/additional map sheet.
 - Vegetation clearance for fire safety purposes shall be limited to the building envelopes established with the tentative tract map and minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

- BR-11 **Prior to recordation of the final map**, the applicant shall show the building envelopes as shown on the tentative map on an additional map sheet. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be constructed within the building envelopes. In addition, all other activities including vegetation clearance, horse pens, and other similar uses must be conducted within the building envelopes shown for Lots 4, 5, 6, and 7. No soil disturbance or activities except passive recreation are allowed outside of the building envelopes on Lots 4, 5, 6, and 7, nor within the designated open space on Lots 1, 2, and 3.
- BR-12 **At the time of application for construction permits**, the applicant shall clearly delineate the building site(s) on the project plans, as shown on the attached exhibit. All new development, including primary and secondary residences, storage buildings, leach fields, water tanks, and other accessory uses shall be located within the building site(s).

Tree Removal/Protection

- TR-1 **Prior to final inspection of construction permit**, the applicant shall replace, in kind at a 4:1 ratio, all oak trees removed as a result of the development of the project, and in addition, the applicant shall plant, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. No more than 29 oak trees shall be removed as a result of the development of the project and no more than 29 additional oak trees shall be impacted, but not removed (as shown on the attached exhibit). Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
- TR-2 Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- TR-3 These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- TR-4 Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
- TR-5 All oak trees identified to remain (see attached exhibit) shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g. pavement); disturbance of soil that impacts roots (e.g., tilling).

TR-6 Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches in diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

Geology and Soils

- GS-1 **Prior to recordation of the final map**, the applicant shall submit a drainage plan for the proposed access driveway with the subdivision improvement plans, for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
- GS-2 **Prior to issuance of construction permits**, the applicant shall submit a supplemental drainage plan for review and approval by the Department of Planning & Building and Public Works Department. This plan shall, whenever feasible, direct drainage away from existing oak trees to avoid impacting the existing vegetation.
- GS-3 **Prior to recordation of the final map**, the applicant shall submit a sedimentation and erosion control plan for the proposed access driveway with the subdivision improvement plans for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
- GS-3 **Prior to issuance of construction permits**, the applicant shall submit a supplemental sedimentation and erosion control plan for review and approval by the Department of Planning & Building and Public Works Department. The plan shall include best management practices which can include, but are not limited to: avoiding grading during the wet-weather months, revegetation plans that allow slope stabilization prior to the wet season, and following existing contours to the greatest extent feasible.
- GS-4 **Prior to recordation of the final map**, the applicant shall submit a grading plan for the proposed access driveway with the subdivision improvement plans, which shows the amount of cut and fill and well as a practical plan and profile. This plan shall also show the existing trees with the number of trees to be removed and impacted.

Wastewater

- WW-1 **Prior to recordation of the final map**, the applicant shall provide soil borings at leach line locations showing that there is adequate separation, or if inadequate separation, plans for an engineered wastewater system that shows how the basin plan criteria can be met as required by Title 19, Building and Construction Ordinance.

Water

- W - 1 **Prior to issuance of a grading or building permit**, the applicant shall provide a written statement from the water purveyor that an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval.

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